

**Minutes of the
Work Session & Board of Selectmen Meeting
Wednesday
June 22, 2016**

Board members present: Chairman, Roberta Fraser, Herbert Stephens, Jack Marsh, Ben Kilanski and Raymond Williams. Also present the Amy Bond Financial, Water/WW Superintendent Rick Meleski and Highway Superintendent Dale Gray.

First order of business: Work Session with Barry Bordner, Mitchell Sand & Gravel and Avitar.

The Chairman opens the work session at 6:00pm.

Selectman Fraser states we are here to discuss 2 appeals of abatements, Mitchell Sand & Gravel and Barry Bordner at 40 Hildreth St. Also we have our assessors her Loren & Gary from Avitar. Mr. Little is here on behalf of Mitchell Sand & Gravel. Mr. Little states this is a straight forward matter that I cited in the City of Berlin matter which is in the letter I sent. Also the recent decision with New England Telephone, the city of Concord tried to tax the wires and pole as buildings. The Supreme Court was told they were not allowed to do that. Following the same thread as the Berlin case, I come with some personal experience. Batch Plants as the history of this machinery shows they are equipment and they move around. They might not move all around like a road grader but they are part of that same industry of building roads. Where you have the need for a batch plant is when building highways, they would move this batch plant up and down the northeast, from one job to the next. In the late 1960, early 1970 the Legislature drop the taxation on equipment & machinery tax. In my view trying to tax this machinery & equipment undoes what the legislature try to do in 1970 which is focus on the real state and not the machinery & equipment that individual corporation had. It's a matter of acknowledging what the Legislature did in 1970 and acknowledging it might be bulky, it might not look as movable as a road grader, but it is still machinery & equipment that is associated in this industry. We do have the history of different parts of this plant that were assembled in different places and were brought here on the back of truck. When there is no need for it or the design changes it will be taken down and brought somewhere else. It is in no way a part of that real state. I do realize this is a significant economic issue, but I don't think that the economic issue should overcome what the legislature did in 1970 and what I think the town is trying to undo in 2016. Selectman Williams asked what the weight of this equipment is. Mr. Little doesn't have the exact weight, but states it was brought in with overweight flatbed trucks. Selectman Fraser invites Loren or Gary from Avitar to speak. Loren states the big issue would be if the batch plant is taxable or not. I also went back to case law and believe that it might be on point to say the case in Berlin is not the same a batch plant. I did pull up the decision on Mr. Pearson vs. the Town of Campton dealing with the BTLA with a batch plant. The 1st issue was what property reality vs. personality is. 2nd was is the proper value. In their conclusion of the facts the batch plant is taxed as a fixture. Also the batch plane is contained in the steel frame building and the cement tank is bolted to concrete piers with the intent is to be a functional part of the real state. We believe because the batch plant is bolted to the real state that it is taxable. Mr. Little adds that there is a big difference between concrete batch plant, which is the batch plant that Loren was referencing. When dealing with concrete there are certain requirements. Also in that case there was a building all away around the equipment. Concrete is a different material than asphalt. Our batch plant doesn't have a building surrounding it. We don't have to destroy anything to remove this plant. Selectman Fraser asks don't you need the batch plant to run the business and if you were to sell it there would be a value on it. Mr. Little states it's a business, but it's the same as selling the trucks, the crusher and other equipment. Selectman Fraser adds when own a

camper and put in a campground they have to have it registered. How do you pay for the value of this batch plant if it is not assessed? Mr. Little states when you pay our business profit tax. Selectman Kilanski asked if the plant was bolted down and secured on concrete slab. Mr. Little states that it is bolted down. Selectman Fraser adds that the town taxes carports that are bolted down. I'm not seeing the big difference if they both have to be secured. Mr. Little states that there is a difference on carports and a batch plant. A carport is not machinery & equipment and it's not used in connection with a business.

Barry Bordner at 41 Hildreth St. thanks the Board for taking the time to meet and discuss the matter. I believe that the way property is assessed in this region for Industrial property and a large commercial building are off the mark. We had an appraisal done and the comments were they are older and had trouble finding more recent ones. Also they weren't time adjusted and they were at the bottom of the market. Mr. Bordner doesn't feel that they were at the bottom. I have a report from Cushman & Wakefield an industrial snapshot done in the 4th Q 2015. This report states that the property in the Keene region is on a decline. Keene has an overall vacancy rate of 44.6%. There is a lot of empty real estate in this region and I don't feel that the values overall commercial building in this town are established in an appropriate manner. I don't feel that Avitar understands what the true values are in this region. Mrs. Nelson represents Mr. Bordner also wanted to thank the board for meeting with them. I would like to address a few commits made by Avitar in their recommendation they made to you. We feel that they didn't take in to count the market conditions that apply here in Winchester and the boarding area of Keene. Mr. Bordner gave you the information from Cushman & Wakefield and this firm analyzes real estate values for investors/lenders not the person seeking a property appeals. Avitar had pointed out the sales that the Mr. Bordner appraiser used were from out of the community, the appraiser did look for sales within this community and could not find anything appropriate to use. So he had to expand the search and feels that the properties he picked are good and comparable to Mr. Bordner's property. The sales of those properties came in with sale prices lower than the value he recommended for Mr. Bordner property. I feel that Avitar might say that these sales were older and took place in 2011 & 2012 at the bottom of the market. I do know that Assessor tried to find sales that are within a couple of years, but the reality is the report from Cushman & Wakefield shows there have not been enough sales to give a meaningful data base to look at for comparison. This is why we feel that Mr. Bordner's appraiser information is very well supported by sales data and that a further abatement is warranted. Selectman Fraser states your assessed value was approved down to \$844,500.00. So you think that it should be what your appraiser came up with? Mr. Bordner says yes and thinks that he has done his part over 32 years of having a business here in town. We have put over 70 million dollars in payroll out in this community since that time. I'm not trying to short my responsibility as a tax payer but I also have a responsibility to my business. I feel that our assessment is too high and it's a 32 year old tin building. I do feel that the assessment should be closer to what my appraisal was. Selectman Fraser says as a board we would never base the appraisal or assessment on what it might cost someone else on the tax rate. Our jobs here to make sure that everyone is getting a fair and equitable assessment through Avitar. If we give you the abatement, we would never ask the citizens to make it up. If the assessment is wrong and is proven to be incorrect and we agree then we will adjust it. Loren would like to correct a misstatement, 1) to say that Avitar is not familiar with the local real estate market would be incorrect. I personally have been doing the assessing on and off for the past 20 years here in Winchester. We are familiar with the market over here in Winchester. Also Mrs. Nelson stated that I only was concerned with the abatement recommendation for the lot merger. That is incorrect, I did research sales and did look to make sure the property was assessed fair and equitably. I did recommend to change the building base rate and reduce the value overall of the property. So I found list price in Keene because I thought that the 2011 & 2012 sale that were in the appraisal are too old. I don't think that they

represent the 2015 market. I stand firmly behind that. The property that is listed for sale in Keene has not sold, but the asking price is \$38.87 a square foot. I did adjust that by 20% because it's an asking price not a sale. It's also a larger building so I then adjusted for the size. Then it would bring it down to \$34.20 and then when applied to Mr. Bordner's square footage it puts the value at just over a million dollars. Also found another property that sold in Claremont and as I would like to have all these similar properties in Winchester to have the best base of comparison, it's just not the case here in Winchester. The building that sold in Claremont is the similar economic state as Winchester. Claremont has a similar market and easy access to the different highways. This property was also larger; it was indicating \$25.40 a square foot. I adjusted it 10% because of the size. I came up with an adjusted square footage cost of \$27.94. When applied to Mr. Bordner's square footage, it would indicate a value of \$888,000. Which seem to be generally supported of what changes I had recommended to the board which reduced the overall value to \$884,500. I feel that this value is well supported and didn't recommend any further adjustments. Gary with Avitar wanted to add that the Cushman & Wakefield study for 2014 and forward shows that rents are increasing and vacancy are decreasing in the area. It doesn't tell us anything about 2011 or 2012 and that's what we are talking about in terms of the sales that are being used. 2011 & 2012 were diffidently different than today and some kind of time adjustment should have been included in their report but it wasn't. That's the part that we have a real problem with. With that said I hope the board understands that you have the authority do what you think is right. We believe that the correct assessment is the fare and equitably assessment at this point in time. Mrs. Nelson states she appreciates the information the Loren has provided, but as you know the information is not in the abatement application. It would be useful to have the opportunity to take a look at Avitar's material. We will look at it and evaluate the information and discuss it with our appraiser to see if it sounds appropriate. Also want to address the comment Gary stated about the 2011 & 2012. I think what is in the Cushman & Wakefield report is accumulation of the market conditions coming out of the recession in 2008 & 2009. It started to stabilize and improve 2010 & 2011 and is still in the process of improving. The end result of that report is that we still have a very high vacancy and limited sales data. In general we still feel that the issue is what is a fare and equitably assessment and the appraisal we did does properly reflect market value and should be the basis of the town's assessment. Selectman Fraser wanted to thank both party for coming in and we will discuss this further. We will get back to you with our decisions.

Second order of business: Business and minutes

The Chairman opens the meeting at 6:40pm.

The board reviews the minutes of 6-15-16 for approval. Selectmen Kilanski ***makes a motion*** to approve with a few typos & spelling errors, Selectman Marsh seconds. The motion carries 5-0.

Selectman Fraser reads an email from Rebeckah with Southwest Region Planning Commission asking the board to consider taking over Jones Road and making it a Town Road. Selectman Fraser states she is in favor of taking the road over since we have been maintain this road for 30 years. Rick Meleski and Dale Gray are also in favor taking the road over. Rick would like to have a public hearing July 13th, 2016. Selectman Marsh would like to meet with the owners and get their opinion on this. Selectman Fraser asks if we take the road over will we have to do an easement. Rick is not sure that would be a question for Rebeckah. Selectman Marsh asks what is the deadline for this grant. Rick states July 27th, 2016. Selectman Fraser states lets have the meeting with the owners on the July 6th and then the public

hearing on July 13, 2016. Rick will send out letters and talk to the owners about the hearing. Selectman Stephens makes a motion to hold the public hearing for Jones Road on the July 13th and have the property owners the week before on July 6th. Selectman Marsh seconds the motion. The motion passes 5-0

The ELMCC gave the town the annual agreement for services for FY 2016-2017. This year they will receive \$35,000 to continue with the sports programs and there will not be any summer camp programs this year. Access took over the summer camp program. Selectman Marsh makes a motion to accept the contract. Selectman Stephens seconds the motion. The motion passes 5-0

Dale Gray has submitted to quotes for a hydraulic study for Old Westport Rd. SVE Associates \$2500.00 and Tata & Howard \$2,975.00. Dale would recommend SVE Associates. Selectman Stephens makes a motion to accept the quote from SVE Associates. Selectman Kilanski seconds the motion. The motion passes 5-0

An Intent to cut was submitted by Jack Marsh Jr. 334 Scotland Rd.

Tax abatement has been received for map 8 lot 119-61 in the amount of \$128.00. Selectman Kilanski **makes a motion** to approve this abatement. Selectman Stephens seconds the motion. The motion passes 5-0

The board reviews and approves the following financial documents:

Selectman Stephens **makes a motion** to approve the payment to Tata & Howard in the amount of \$1181.76. Selectman Marsh seconds the motion. The motion passes 5-0

The lease purchase for the Fire Truck is in the amount of \$450,979.17. Selectman Fraser was hoping for a bigger discount. Selectman Kilanski stated it would have been less if we had acted on this sooner. As of April 1st, 2016 there are new safety laws that mandate airbags & roll cages which totals around \$27,000. Selectman Fraser states the rate is 2.91%. Does anyone remember what TD Bank & Savings Bank of Walpole quoted us for rates? Selectman Fraser and Selectman Kilanski believe they were very close to this rate. Barry Kellom says the original price was \$468,000. Will the board be addressing this as soon as possible because it takes 9 months to build the truck? Selectman Fraser wants to look at the interest rates again to see if TD Bank & Savings Bank of Walpole can do better than 2.91%. We will vote as soon as we see the other rates.

Selectman Marsh **makes a motion** to approve the payment to Tango Construction in the amount of \$8775.00 out of the sewer operating budget. Selectman Stephens seconds the motion. The motion carries 5-0.

Selectman Kilanski **makes a motion** to approve the purchase a TD Bank card in the amount of \$260.00 for the Police Dept. Selectman Stephens seconds. The motion carries 5-0.

Two quotes were submitted for the oldest town car that Mr. Austin drives. Selectman Kilanski submitted 1 of the quotes for \$507.00. Selectman Kilanski the quote is for exhaust leak which makes the check engine light come on. Selectman Kilanski's biggest concern with this car is when you are going 55+ it shifts into overdrive it stutter's & skips and transmission might be going too. I don't like putting \$600 of work into it if the transmission is going too. Selectman Kilanski states it's still drivable right now. Selectman Fraser how is the 2nd car. Margaret states the ABS light, the gas cap doesn't want to come off and it doesn't shift well. Just like the other car there are some other issues too. Selectman Fraser states

the reason we keep them on the road is for training and traveling purpose so we don't have to pay mileage. Selectman Stephen states no one wants to leave town with the town cars. Selectman Kilanski thinks that it might be time to stop putting money into this car. To put more money into this car with high mileage doesn't make since. Selectman Stephens states run the other town car. Selectman Kilanski thinks it might be time to look for a new vehicle. Selectman Fraser says we should also look for one for the highway to replace the orange truck. No work will be done at this time.

Firework permits have been received for: Monadnock Speedway-Keene Rd. 7/4/16 @ 9:00; Robert Bushee-162 Old Chesterfield Rd. 7/3/16 @ 9pm; Diane Maxwell-20 Stone Mtn Rd. 7/4/16 @9:00-11:00 (rain date 7/5/16); Georgianna Dingman-1 Dingman Ct. 7/4/16 @ dark; Heidi Dingman-23 Old Westport Rd. 7/4/16 @ 8:30; Ronald Cadran- 15 Headland Rd. 7/2/16 @8-10:30; Fred Parody-3 Headland Rd. 7/3/16 @ 9:00. Selectman Kilanski makes a motion to approve all firework permits dusk to 11:00pm. Selectman Stephens seconds the motion. The motion passes 5-0

Selectman Fraser asked Dale about the highway block grant. What were we going to pay out of the grant possibly at the end of the year. Dale says it was the 2nd half of the crushed gravel. We were going to wait to see if we should pay it out of this year's budget or the new budget. Selectman Fraser states we have enough to pay it this year in the amount of \$10,000. Selectman Marsh **makes a motion** to approve the payment. Selectman Stephens seconds. The motion carries 5-0.

Dale would like to have the crack sealing paid from this year's budget also. The board approved the work to be done in July and pay it in July. They called and will do it this Friday. Would you like to pay it now or wait until July? Selectman Fraser says pay it now. Selectman Kilanski wants to wait until July to pay it. Selectman Fraser at the end of the year if there is money left we try doing a few jobs that we put off. We have done very well this year with budget. Selectman Fraser makes a motion to pay for the crack sealing out of this budget. Selectman Stephens seconds the motion. Selectman Marsh has a question on if there are any big projects left. The reason I ask is I don't mind the projects but I also want to be able to turn money back. Selectman Kilanski also wants to turn money back. Selectman Marsh is told from Amy that we are currently at 1.9 as of 6/25/16. The motion carries 4-1.

Selectman Marsh makes a motion to revisit the motion that was made last week on the Town Hall hours. Selectman Kilanski seconds the motion. The motion passes 5-0. Selectman Marsh makes a new motion to change the Town Hall hours to 7:30 to 4:30 with 1 hour lunch. Selectman Kilanski seconds the motion. Selectman Fraser stated they did receive a legal option from Bart that we cannot set the town clerk/tax collector's hour. Which we knew, I said it last week. Selectman Marsh says this doesn't affect the clerks hour at all because he is an elected official. The board cannot tell him or her what hours to be open. All we can do is set the hours for the building. Selectman Fraser asks Jim what his thought were. Jim states he has wrote his thoughts down out of respect. I present some information and suggestions so we can plan what is best for the residents. We should delay the changes until July 1st, 2017. This should go to the voters in March. Also this will give time to get the word out on the changes. As a reminder in 2014 the voters decided to keep the hours as they were. 207 yes 141 no. We should be in agreement what is best for the residents. The busiest hours are 7-10am & 3:30-5:30 this is because they don't have to miss work. The initial reason to go to a 4day work week was to save money on heating fuel & electricity. Jim asks the board to do it the right way and plan what best for the residents. That's why I'm here talking to you to go to the voters and do it the right way. If in March the voters say lets go back to a 5day work week I think then we have a few months to send a notice in the tax, water & sewer

bills. I do respect the difference of opinion and I'm here to work with the board. Selectman Fraser says she understands what you are saying. My response is when we changed it to a 4 day work week not one employee came to say that this might not be fare to the residents and maybe we should bring it to a vote. Now that we are bring it back to a 5 day for the employees and opening it up to the citizens it's an issue. I don't think that is fare. If the board said lets work 40 hours in 3 days no one would be here saying it's not fare to the citizens. Jim disagrees with Selectman Fraser. Jim states I have customers here at 7am and 5:00 every night. My concern is cutting the hours in the morning & evening that the customers will not be taken care of. Selectman Fraser says let's make this clear again you are an elected official and can set your hours. If you want to extend your hours you can. We need to make that the safety issue are in place in the building. If you want to one person here Monday and off Friday that's fine, but I feel that you need to close at 4:30 those days. I don't want one person in this build alone. Selectman Kilanski states we said last week if in a month or two, if we have to take a look and make some changes we can. Jim states that was never communicated to us. Not one selectman other that Roberta has been down to talk to me. It felt heavy handed. Selectman Marsh said it was clear last week that this would not affect you at all and we can revisit it in a couple months to see how it's working. Jim asked if you could postpone this until after Labor Day to be able to give notice of the changes. We have been closed on Fridays for 8 year I'm not sure if we can get the word out there. Selectman Marsh answers in just the one week I have seen 60 people they thanked me very much for the change. Theresa Sepe asks if the clerk makes his own hours Monday-Thursday until 5:30 who will stay with him. Selectman Fraser stated his deputy. Theresa asked about taking his benefits away because that what I heard. The comet was made if he did not go along with the hours they would take the benefits away. Selectman Fraser said no one said that. What was said was when Jim took the position he has always been treated as employee. Theresa states she doesn't respect if that was said. I will look at the minutes and find out. Jim has bent over backwards to help. In fact Mr. Marsh I was here at 7:15 to pay taxes because I dont get out of work until 5:30. Selectman Marsh remembers what was stated. The RSA states the clerk only has to work a minimum of 8 hours a month and if that was the case then there would be no benefits. Selectman Kilanski let Theresa know that was not said and not in the minutes. Theresa stated that she voted for the 4day because it was to save money. There were other business doing it too. Just as many people you say want the 5day you will find just as many who like the 4day. Many people have told me that. Selectman Marsh asks why does this keep going back to clerk. He can make his own hours. Theresa adds that it does affect him, the other employees and the residents. Selectman Fraser says when the residents look at the town hours they really are looking for the town clerk hours. Theresa agrees, so why make the big change. They won't find him because he can set his own hours. Selectman Fraser asks Jim if you are not going to change your hours what is the concern here. I'm not sure how this go blow out. How many times have I said just tonight you can do what you want. Jim states he understands but he want to work with the board. Selectman Marsh adds one of the reasons why we changed is because of the other department heads. They need to have someone in the Administrator office & Finance office to have something signed off on. Dale how many time has this happened. Selectman Fraser states we need to have the town Administrator here on Fridays because there are other departments that still work on Fridays. Highway, water/sewer & police are working. Jim respectfully disagrees, what we have done for the past 8 years is broken. Colleen Duquette as a citizen agrees with Jim on delaying. You have not communicated to everyone, only the people that maybe at the meeting or the 60 people by word of mouth. That is just a drop in the bucket. There are 5000 people in this town. Selectman Marsh states that he was not on the board when it was changed to a 4day. My question to Roberta and Theresa what was the time frame? Selectman Fraser answered we voted and it was done. We never put out notices. Theresa added that the employees new but we didn't put anything out there. Selectman Fraser says we never notified the citizen when we took Fridays away but now we add the Friday back we have to notify everyone. It doesn't make sense to me. Colleen stated I work 8 to

4 so if the hours are changing, I now have to take time off from work. Selectman Fraser added most people have to take a half a day off to register their cars. Its once a year. Theresa remembered when we were going to change the insurance we held off on the vote so we could talk to the employees and have them involved in the decision. It makes the employee feel welcomed and respected. Why would you have not done something like that when making this decision? Selectman Fraser says there was not one town employee that didn't know this was coming. As far as the insurance is concerned that was going to affect their financials. This is not going to affect their financials. Dean Beaman wants to understand the whole thought process other than having some p.o's signed on Fridays. Why after 8 years the process has been working without having p.o's signed on Fridays do we change it now? Mr. Marsh you said you have talked to 60 people that were in favor of this change. There are obviously hundreds, thousands of people in town. How many written letters have the selectmen received requesting Fridays to be open? Selectman Marsh stated 2 written complaints in the year and half. The residents of this town don't write in with complaints. Selectman Fraser adds that in the 8 years, the 4day has worked 80% of the time. It has not been perfect. There has been thing that needs to be taken care of on Friday by the administrator. Dean states so that 1 person out of how many employees with this effect? Selectman Fraser says 5 employees not including clerk & deputy. When we hire for the administrator position it will be 5 days a week. Dean adds I'm just trying to understand the rationale behind the change. I would have thought as a member of the board you would want to hear from the thousands of residents not just a handful. Selectman Marsh adds there are part time people that will have to work Fridays too. Also someone stated last week with the town growing as much as it has, they thought it would be great to have the town hall open on Fridays. Louise Sylvester adds if you made the decision it just made to be followed. You made the choice 8 years ago and you can change again now. Change is scary and move on. Ken Cole said he had submitted a warrant article 2 year ago to change the clerk hours to be open Wednesday nights while the selectmen meet. They had changed the wording of the article. Last week Jack stated there were 11 holiday, correct me they would have been paid for them. Selectman Marsh says if it was a Friday holiday, no they would not be paid. Selectman Fraser adds now with new hours they would be paid. Margaret would like to say she not opposed to the 5 days, but I do believe to decision was made radically without going to the employees. Which I think was disrespectful in my opinion. There are 2 selectman that voted no last week. I would like to know why they didn't agree with it last week and I do agree with Jim in a 2 week is too short. I think it's a disservice to the resident. They will be here after 4:30 and no one will be here. Even if you post the door or put it on the website people will still come. I also agree to postpone until Labor Day. Then there are the employees who have already have commitments. I'm not saying no to the 5 days but let be fare. Selectman Marsh asks 8 years ago were the highway or water department brought into the discussion? Margaret adds it took her 2 years to get use to the 10 hour days. Everyone should be involved in the discussion. Selectman Fraser doesn't see where this is such a big deal when we are giving something back. It seems to be because it affecting the employees this has become a big conversion. I thought maybe keep the 4 day work week and have one employee work Monday and the other Friday, but the other board members didn't go for that. Margaret believes there would still be a conversion on it because of the change. Selectman Kilanski states he was one that was in favor last week and I still am. If we can have the building open 5 days with everyone moving their shifts around would be awesome. 8 years ago before the 4days it was always 5 days, for how long, it was 8-5. Everyone is saying it's not going to work, but it has in the past. It will take time to get use to. Margaret says she not disagreeing with 5 days. Out of respect of the residents let's delay for a few weeks. Selectman Marsh would like to know is it disrespectful to the residents or the 5 or 6 people that it will affect. Margaret states I said both earlier. Jim wants to make clear it when it went to 4 days the decision was made in May and it didn't go into effect until July. So it gave 6 weeks to notify people. Selectman Fraser makes a motion to start this after Labor Day. Selectman Stephens seconds the motion. Selectman Marsh wants to start it as soon as we can. Let's post it on the website, here at the

town hall and maybe on the Kiwanis board. Selectman Marsh doesn't except the new motion of starting after Labor Day. Selectman Fraser states her motion was denied. All those in favor of starting 7:30 -4:30 pay period July 3rd, 2016, but because of the holiday it would be July 5th, 2016. The motion carries 3 to 2. Selectman Fraser makes a new motion to start as of Labor Day. Selectman Stephens seconds the motion. The motion fails 3 to 2. Selectman Fraser asks Jim to notify the board of his hours. Jim thanks the board for the conversion. Although I disagree with their business model the discussion needed to happen. I'm here to work with you. I just want to be respected. It's about the residents. Selectman Kilanski state for the record that last week it was said that we are lucky to have Jim and he does a great job. Jim thanks Selectman Kilanski for that it's nice to hear.

Selectman Fraser asked the board who would like to set up a time and go on junk yard inspections. Selectman Stephens offered to go along with Selectman Williams.

Third order of business Public comment

Dean Beaman wanted to know how many junk yards we have in town. They are an eyesore and bad for the environment. Selectman Fraser stated 2 legal junk yards. Margaret stated by definition of junk yards we roughly have 30-40 properties that have junk in their yards. The definition is: any property that has more than 1 unregistered vehicle, piles of second hand material, scrap metals and junk. Dean wants to know how we handle these junk yards? Selectman Fraser says we do notify people by letter if their yards are getting out of hand and sometime we go to help them do some clean up. It takes a lot of money to in force this. Every year the budget gets cut. Selectman Marsh thinks that the price of scrap metal is low that know is bothering to scrap it. Selectman Fraser states we do take legal action on some properties but it so expensive to take to court. We don't have the funds to do it all at once. Out of the \$60,000 we get a year which has to go to defending any law suit against us. Margaret stated we have a few that are repeat offenders and when we go to court it costs \$20,000-\$30,000 in legal fees over many years. There are liens on these properties in the amounts of hundreds of thousands of dollars. The town will never get these funds. It's a lose, lose situation, but if don't in force it the whole town will be a junk yard. The board has to choose the ones that want to take to court or if we can find another avenue to go. Selectman Fraser says that there has been times where Margaret has gone and helps them. There are daily fines and liens on property, but if we have to hire someone to go and do the cleanup it can cost \$15,000, \$30,000 or \$60,000. We don't have the funds to do them all. The liens are placed, but they don't sell the property so we never are able to recover the money. Louis Sylvester has happy to see that her neighbor cleaned up their property because Margaret went to see them. Dean states he is concerned with it because of the work that has gone on Main St. The Town is coming alive. Selectman Kilanski agrees that the town is coming alive.

Colleen asked about the minutes not being on the website. I know there has been a change in the office. What would be the time frame? Karey says there is a couple that needed to be signed and not sure on how to run the website. So she has asked Danielle to help with posting.

Rick Meleski asked when the board was going to pick a grant writer. Mark had asked Rick to ask the board. Rick stated that Mark was concerned because there are some good opportunities for the town to receive some grants.

Ken Cole wanted to make a correction to a statement he made last week. He did know about the animals trap, but it was further up the road. Also wanted to share pictures from last night he took of the

Claudia Harvey asked what were the dates of when the firework permits were received? Selectman Kilanski states he looked at them all and they were received on or before the 15 day cutoff. Claudia asked if the Police Dept would have a list of people who will be setting them off. Selectman Fraser stated yes they should have the list.

Louise Sylvester let everyone know that Saturday June 25th the ELM Center was having a party for Meg Conant from 12:00-3:00pm.

Mike Coope thanked the highway department and water/sewer department for paving High St & Michigan St.

Selectman Fraser stated that next week 6/29/16 is the 5th Wednesday of the month and they don't always have a board of selectmen's meeting on the 5th Wednesday. It is the end of the fiscal year, so we will plan on having the meeting, but there is nothing that needs to be taken care of. Selectman Fraser will cancel the meeting by Tuesday.

Fourth order of business: Non public under RSA 91:A3II9(a)(c)

Selectman Fraser ***makes a motion*** to enter non public session under (a)(c), Selectman Kilanski seconds. A roll call vote was taken and members vote "yes" individually and the board convenes in non-public at 8:30 pm.

Fifth order of business: reconvene

The board reconvenes in public session at 9:25 pm.

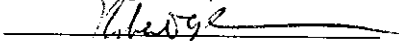
Sixth order of business: Adjournment

Selectman Williams ***makes a motion*** to adjourn at 9:30 pm. Selectman Stephens seconds. The motion carries 5-0.

Minutes respectfully submitted:
Karey Miner, Interim Administrator

Minutes approved by the board on:

Minutes signed by:


Roberta Fraser, Chairman


Karey Miner, Interim Administrator